

SUBSTITUTED TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in Desoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED	TRUST DEED BOOK	PAGE
James L. Conners a/k/a Jame L. Conner and Addie Conners a/k/a Addie M. Conner	March 10, 1988	431	215

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substituted Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substituted Trustee caused a due notice to be published in the Desoto Tribune, a newspaper published in the City of Olive Branch, said County and State, and on June 29, 1994, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on July 25, 1994, be sold at public auction at the east front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Substituted Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of June 29, July 6, July 13, and July 20, 1994.

And said lands having been sold by said Substituted Trustee on July 25, 1994, commencing at 11:00 am, in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and

James C. Threatt
having been the highest bidder therefore and having bid the sum of Five Thousand, Five Hundred Thirty and no/100 Dollars (\$5,530.00), the said James C. Threatt was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I Richard J. Hill, as Substituted Trustee, do hereby convey and sell to the said James C. Threatt, 796 Pleasant Hill RD, Neshit, MS 38651, the following described land situated in Desoto County, Mississippi, to-wit:

STATE MS.-DESO 000.
FILED

(SEE ATTACHED LEGAL DESCRIPTION)

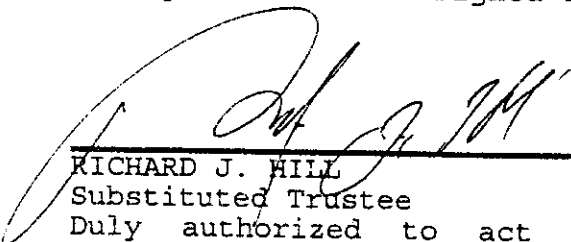
JUL 28 9 29 AM '94

BK 273 PG 770
W.E. DAVIS, CH. CLK.
By S. Cleveland

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

I, Richard J. Hill, Substituted Trustee, convey only such title as is vested in me as Substituted Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the 25th day of July, 1994.


 RICHARD J. HILL
 Substituted Trustee
 Duly authorized to act in the premises by instrument dated March 7, 1994, and recorded in Book 1, Page 23, of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
) SS:
 COUNTY OF DESOTO)

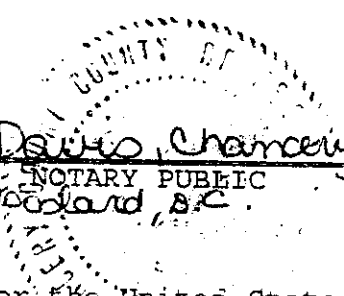
Personally appeared before me, W.E. Davis, a notary public in and for the County and State aforesaid Richard J. Hill, Substituted Trustee, who acknowledged that he signed and delivered the foregoing Substituted Trustee's Deed on the day and year therein mentioned.

Given under my hand this 25th day of July, 1994.

(S E A L)

My Commission Expires:

MY COMMISSION EXPIRES JAN 2, 1996


W.E. Davis, Chancery Clerk
 NOTARY PUBLIC
by: J. Woodward, S.C.

Grantor: Richard J. Hill, Substituted Trustee for the United States, acting through the Farmers Home Administration, Post Office Box 488; Hernando, Mississippi 38632; telephone (601) 429-7866.

Grantee: James C. Threatt, 796 Pleasant Hill RD, Nesbit, MS 38651

phone home: 601 429-7791 work 901 744-4980

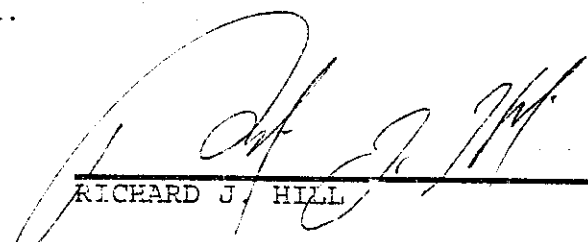
Prepared by: Farmers Home Administration 2 -
 P.O. Box 488
 Hernando, MS 38632
 phone 601 429-7866

Part of the Southwest Quarter of Section 8, Township 3 South, Range 6 West, DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Commencing at the intersection of the centerline of Craft Road with the north line of said quarter section, said point being 585 feet east of a point commonly accepted as the northwest corner of said quarter section; thence run North 89 degrees 26' 44" East a distance of 40.0 feet along said north quarter section line to a point on the east right-of-way line of said Craft Road (80 feet wide); thence run South 02 degrees 05' 08" West a distance of 186.60 feet along said east right-of-way line to a point; thence run South 05 degrees 21' 25" West a distance of 124.48 feet along said east right-of-way line to the Point of Beginning; thence run North 89 degrees 26' 44" East a distance of 48.35 feet to a point; thence run South 79 degrees 36' 21" East a distance of 425.37 feet to a point; thence run South 05 degrees 42' 51" West a distance of 97.02 feet to a point; thence run Due West a distance of 473.60 feet to a point on said east right-of-way line; thence run North 05 degrees 27' 36" East a distance of 173.61 feet along said east right-of-way line to the Point of Beginning and containing 1.51 acres. Bearings are based on true north as determined by solar observation.

STATE OF MISSISSIPPI)
COUNTY OF DESOTO) SS:
)

Richard J. Hill, being first duly sworn on oath, deposes and says that he is the County Supervisor for the Farmers Home Administration, United States Department of Agriculture; that on June 29, 1994, as Substituted Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 11:00 am on July 25, 1994, at the east front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by James C. Threatt for the sum of \$ 5,530.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.


RICHARD J. HILL

Subscribed and sworn to before me this 25th day of July 1994.

(S E A L)

W.E. Davis Chancery Clerk
NOTARY PUBLIC
W.E. Davis S.C.

My Commission Expires:
MY COMMISSION EXPIRES JAN. 2, 1997

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
COUNTY OF DeSoto) SS:

Personally appeared before me, the undersigned authority in and for the aforesaid County and State, D. W. Jones, Publisher of the Desoto Tribune, a newspaper published in the City of Olive Branch in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a true copy, was published in said newspaper for four consecutive weeks, to-wit:

In Vol. <u>XXII</u>	No. <u>31</u>	Dated <u>June 29, 1994</u>
In Vol. <u>XXII</u>	No. <u>32</u>	Dated <u>July 6, 1994</u>
In Vol. <u>XXII</u>	No. <u>33</u>	Dated <u>July 13, 1994</u>
In Vol. <u>XXII</u>	No. <u>34</u>	Dated <u>July 20, 1994</u>

D. W. Jones
Publisher

Subscribed and sworn to before me this 20th day of July 1994.

(S E A L)

Charlotte Hopper
Notary Public

My Commission Expires:

(Attach copy of Notice of Sale published in newspaper)

NOTICE OF SALE

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate (deeds) of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED	BOOK	PAGE
James L. Conners a/k/a	March 10, 1988	431	215
James L. Conner and Addie Conners a/k/a Addie M. Conner			

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substituted Trustee, to foreclose said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed(s) of trust and in accordance with the statutes made and provided therefor, the said deed(s) of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction in the city of Hernando, Mississippi, in the aforesaid County commencing at 11:00 a.m. on July 25, 1994, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

I will convey only such title as is vested in me as Substituted Trustee.

The premises to be sold are described as:

Part of the Southwest Quarter of Section 8, Township 3 South, Range 6 West, DeSoto County, Mississippi, and more particularly described as follows, to-wit: Commencing at the intersection of the centerline of Craft Road with the north line of said quarter section, said point being 585 feet east of a point commonly accepted as the northwest corner of said quarter section; thence run North 89 degrees 26' 44" East a distance of 40.0 feet along said north quarter section line to a point on the east right-of-way line of said Craft Road (80 feet wide); thence run South 02 degrees 05' 08" West a distance of 186.60 feet along said east right-of-way line to a point; thence run South 05 degrees 21' 25" West a distance of 124.48 feet along said east right-of-way line to the Point of Beginning; thence run North 89 degrees 26' 44" East a distance of 48.35 feet to a point; thence run South 79 degrees 36' 21" East a distance of 425.37 feet to a point; thence run South 05 degrees 42' 51" West a distance of 97.02 feet to a point; thence run Due West a distance of 473.60 feet to a point on said east right-of-way line; thence run North 05 degrees 27' 36" East a distance of 173.61 feet along said east right-of-way line to the Point of Beginning and containing 1.51 acres. Bearings are based on true north as determined by solar observation.

Date June 29, 1994

/s/ RICHARD J. HILL
Substituted Trustee
Duly authorized to act in the premises by instrument dated March 7, 1994, and recorded in Book 1, Page 23, of the records of the aforesaid County and State.